

### 3 Bedroom House for Sale in Pyla, Larnaca District

Villa for sale in Pyla, uniquely positioned at the highest point of the village with uninterrupted panoramic views over Pyla, the sea, the port of Larnaca, and surrounding mountains. This exceptional residence offers modern comfort, quality finishes, and a lifestyle of elegance and privacy. The villa spans approximately 190 sqm across three levels and features a covered underground parking area with direct elevator access to all floors. The outdoor area includes an infinity pool, BBQ area with poolside shower, expansive verandas, and beautifully landscaped pathways. Inside, the open-plan layout includes a contemporary kitchen, living and dining areas, and a cozy fireplace. T...



#### Property Info

Covered Area **190**  
 Energy Efficiency **A**

#### Plot / Area Info

Plot area **388**  
 Pool **Yes**  
 Parking **Uncovered, Yes**

#### Additional info

Reference Number **241584**  
 Property type **House**  
 Construction Year **2028**  
 Bathrooms **3**

#### Amenities

- Parking

#### Location

**Location:** Pyla Region: **Larnaca**  
 Coordinates: **35.0134077 / 33.6922186**

## Price: €815 000 + VAT

VAT for this property is **€64,771** or **€154,850**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>~€29 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 289.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€815 000 on Jan 16, 2026







